Application No

HENDERSON COUNTY SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMAT	ION			
Date of Application: 6/	1/2018		_	
Previously Submitted (Ci	ircle One: Yes	No		
Date of Pre-Application 	Conference:	6/5/2018	_	
Site Plan Attached (Circl	e One: Yes	No	_	
Traffic Impact Study Rec	quired (Circle (One): Yes No		
SPECIAL USE PERMIT	INFORMATI	ON		
Type of use to be permitted	d: Luxury Camp	ground	;	SR #:
Existing Structures or Uses	s on property:	Barn, pond, and waterfa	all	
Road System (Circle):	Public	Private		
Water System (Circle):	Individual	Community Pul	olic (Municipal or County)	
Sewer System (Circle):	Individual	Community Pul	olic (Municipal or County)	
SITE PLAN REQUIREM	MENTS			
If a minor or major site pla	n is not specific	ally required, the appl	icant shall submit a site plan with	h the following items:
 Dimensions of prope 	rty.		-	_
_		,	cessory structures), and general u	
			lines and edge of right-of-way f	for roads (from
		the R-40, WR, or SV		
		tructures from one an	other.	
Parking and off/on lo	•			
			of material, lighting).	l-
	_	and proposed roads / (driveways and their entrance/exit	IS.
 Location of dumpster Location and general 		ny fancas landscanin	g or other buffering (proposed or	· evicting)
_	-	•	than 11 X 17, the applicant must	<u> </u>
the application form.	A 17 Size. Aliyu	ing submitted larger	man 11 X 17, the applicant must	provide 12 copies with
PARCEL INFORMATION)N			
		Deed Book/Page	NA Tract Size (Acres): _	129 acres
		•	atershed: Floodplain:	
· ·			Pleasant Grove Church Rd in Hende	
It is the southern half of parc	cel 9527792425.	e property is located on	Fleasaill Glove Church IXU III Fleidi	erson County
CONTACT INFORMAT	ION			
Property Owner:				
Name: Conservat				
Address: 1050 Rive	rside Ave Jacksonville	FL 32204 City, State	, and Zip:Jacksonville, FL 32204	
Applicant:				
Name: UC Glamping	g Partners LLC	Phone:(4	406) 600-3287	

		Application No
	Address: 1172 Happy Lane	City, State, and Zip: Belgrade MT, 59714
Agent:		
	Name:Jamie Schmidt	Phone: 7757504997
	Address: 1172 Happy Lane	City, State, and Zip:Belgrade MT, 59714
	Agent Form (Circle One): Yes No	
Plan P	reparer:	
	Name: _Anderson Engineering	Phone: 406 925 0590
	Address:	City, State, and Zip:
The La	and Development Code imposes the following	tions are shown below, but please see attached narrative for more detail. g GENERAL REQUIREMENTS on the use requested by the nould explain, where applicable, how the proposed use satisfies
A.	The proposed use, a luxury campground, will not material health, safety, and wellfare by offering camping and recre	atterially endanger the public health, safety or welfare: ly endanger the public health, safety or welfare. In fact, the proposed use serves the public ational activities to the public in a quiet peaceful setting. The use will occur on a site that wastewater and water systems. No dangerous uses or activities will occur on the site.
B.	General Requirement #2. The use will not s area.	ubstantially injure the value of property or improvements in the
	This use will not injure the value of the property or improve	ements in the area. The proposed development and improvements are expected to increase
		are attractive and in harmony with natural landscape and the region. Natural features, such
	as wetlands and waterfalls, together with antiquities, will be	e preserved. Our experience is that property values appreciate near our camps.
C.	General Requirement #3. The use will be in	harmony with the surrounding area.
	-	the proposed land use being a luxury campground, Under Canvas provides an outdoor
	experience for guest to stay close to nature while experience	cing the local area. The camps are ecologically friendly with minimal impacts to the property
	use of Under Canvas.The attractive design of our tents bler	nd in well with the pastoral nature of the landscape.

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

The proposed use shall be located and developed in such a manner as to:

- a. Comply with all applicable local, state and federal statutes, ordinance and regulations.
- Under Canvas develops all of its camps to meet all applicable local, state, and federal statues, ordinances, and regulations. Having 6 camps in
 - operation and five more in development stages, we have always make it a point to collaborate with all pertinant agencies to develop a camp that meet
 - all requirements. We feel it important to work hand in hand with agency officials and take direction as to the best approach to meeting those requirements.
- b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of nay municipality of the County.
 - The Comprhensive outlines four primary recommendations for economic development. One of these recommendations is the promotion of
 - appropriate, compatible tourism. Under Canvas is peaceful place for visitors to rest and relax after a day of experiencing outdoor activities in
 - the surrounding area. Under Canvas is an appropriate tourism for the area as it partners with wide variety activity vendors in and around Henderson County. We also have low traffic counts, so we have little effect on the transportation planning.

			Application No
c.	Minimize the effects of noise, glare, of neighborhood of the proposed use.	lust, solar access ar	nd odor on those persons residing or working in the
	The proposed use has little to no effects of noise,	glare, dust, solar access	and odor on those person residing or working in the neighborhood.
	The roadways are treated with a product that mir	nimizes dust. All structures	are made of natural products such as canvas or wood, so there is
	little glare. There is little noise, as there are quiet l	hours enforced during the	evenings and most guests are out exploring nature during the day.
d.	water, wetlands, endangered/threatene natural areas.	ed species, archeolo	od including the following groundwater, surface ogical sites, historic preservation sites and unique
	Environmental impacts are very much minimized.	The proposed under cany	ras camp occupies only about 5% of the property while the remaining 96
	is to always leave the lightest footprint, so wetlan	nds and archeological sites	er than that of most commercial uses. Under Canvas development goals are protected as well as any other unique natural areas. If any
	endangered species are found to be on site, then	ı appropriate measures are	e taken to mitigate disruption and protect habitat.
Show t	that satisfactory provision/arrangement	has been made (wh	nere applicable or required) concerning:
a.	Ingress and egress to property and pro automotive/pedestrian safety/conveni	•	` <u>*</u>
	There is existing public access to the property by wa	ay of Pleasant Grove Chu	rch Road. This will be the main point of ingress and egress to the camp.
	Within our preliminary site plan there is large recept	tion and dining tent with a	loop road that goes by it and then back to the main road. The main
	proceeds towards the barn to access tent group 2 a	and 3. Tent group 4 is acce	essed via a cart path.
b.	Off-street parking and loading areas.		
	Off street parking is located through out the site	along proposed camp roa	ds and will be located near some of the tents; however a majority of the
	tents are accessed on lighted paths and trails. Sta	aff is also available to take	guest to their tents in a cart. Approximately 130 parking spaces will be
	provided for guests and employees		
c.	Utilities (with particular reference to	locations, availabili	ty and compatibility).
			th three deposal areas located where there may be acceptable
			ibution includes water storage cisterns, small diameter distribution
d.	supplied by connection to existing power or through Buffering and landscaping (with particular terms).	igh a small solar array. icular reference to t	
	Landscaping is minimal for Under Canvas Camps	. Areas of disturbance wil	l be re-vegetated based on erosion control plans.
	Re-vegetated areas would be along access drives left in its natural state.	, parking, trails, and paths	to complement overall esthetics of the site. The remainder of the site is
e.	Structures (with particular reference t	o location, size and	use).
	There are 90 tents proposed on the 130 acres, he	owever they are approxim	ately the size of a typical bedroom with bath. Approximate
	tent foot prints are as follows: Safari tents 200 sf	, Deluxe tents 300 sf, Suite	e tents 400 sf. The proposed plan has the tents in four tent groupings,
	leaving a large part of the property untouched wh	nile also maintaining privac	by between tents. Each tent grouping shows approximate locations of
	tent areas, exact tent locations are not determine	ed until final engineering d	esign is completed.
•	hat the information shown above is true as of Henderson County.	and accurate and is	s in conformance with the Land Development
Jamie Sch	chmidt		
	olicant (Owner or Agent)		
		6/1/2	018
Signature	Applicant (Owner or Agent)		
Signature	Applicant (Owner of Agent)		Date
		County Use Only	v.
Fee· \$	Paid·	•	Received by:
Aumority	to grant the requested permit is contain	cu iii uie Land Dev	elopment Code, Sections:
Communit	ity Planning Area:		





UNDER CANVAS

by UNDER CANVAS, INC. June 1, 2018

Special Use Permit Application

Executive Summary of the Asheville Under Canvas Plans:

Ashville Under Canvas is a transient tent (no fixed structures) camp for guests to stay March to November as weather allows. Under Canvas Inc. specializes in "Glamping" camps and currently has four operational camps within the United States, with 3 more camps under construction to open summer of 2018. "Glamping" is a growing trend in camping accommodations where the host provides all the provisions necessary to camp out in a particular location. Under Canvas camps provide an opportunity for individuals and families to experience nature without the substantial investment in tents or RV's, as is typically required. Under Canvas camps provide guests with canvas tents, beds, bathroom facilities, meals, and community fire pits. Potable water and sanitary sewer are provided by onsite public systems owned by Under Canvas.

Asheville Under Canvas is proposed to be built on 130 +/- acres of land in the Crab Creek Township located in Hendersonville, North Carolina. The camp will be located in the southern portion of the property with trails, a pond, waterfall and barn providing campers with a very peaceful experience. A total of 90 tents are proposed for the camp along with an office/guest check-in, commercial kitchen, communal bathrooms and a number of support tents. The office, bath cabins, laundry, and commercial kitchen are mobile facilities. One communal bathroom, laundry, and kitchen facilities are manufactured off site.

Summary of the camp amenities, water and wastewater quantity requirements:

- There are a total of 90 tents proposed for the camp; the tents may be moved as business plans change through summer. Average occupancy is 2.5 people per tent.
- There is one communal bathroom facilities; the facilities are manufactured off site and have 3-6 stalls, with each stall consisting of a toilet sink and shower.
- The office, bath cabins, laundry, and commercial kitchen are mobile facilities on wheels.
- ADA accessibility is taken into consideration at all Under Canvas camps. Under Canvas will ensure that there are parking spaces, camping tents, and bathroom facilities that are built to ADA standards included in the finalized camp plans.

- Single Service Meals are proposed to be prepared and served on site from the commercial kitchen.
- The camp is on approximately 130 acres, 96.5% of the area open space.
- There are 23 Safari tents proposed in tent group no. 1. Both tent group one and the Food Service area will use the communal bathroom facilities.
- There is one office, commercial kitchen, and a number of support (housekeeping & maintenance) tents.
- There are 67 Deluxe/Suite type tents that have a wash basin, shower, and toilet facility at the camp site, 3 of the sites will be ADA compliant.
- Drinking and potable water at the camp is proposed to be provided by ground water source well(s). The source will be developed as a Public Water Supply.
- All water fixtures use minimal water. The wash facilities have shower heads and faucets
 that turn on by pulling a handle or pushing a knob; as soon as the handle or knob is
 released the water turns off. Typical water use at Under Canvas camps is under
 15gpd/person.
- The toilets in the suites, safari and deluxe area use 0.8 to 1.2 gallons of water per flush.
- Asheville Under Canvas water and wastewater will be winterized after closing. The system would be tested prior to being placed in use each season by Henderson County & North Carolina Health Departments and a registered engineer.
- Drinking water shall be provided from a certified source in compliance with North Carolina Department of Environment and Natural Resources standards from a proposed well.
- Potable water samples are to be tested the first Tuesday of each month for bacteria.
- The wastewater and water use quantities will be monitored and submitted to North Carolina Department of Environment and Natural Resources department or as directed.
- The monitoring is proposed to verify water use of 20gpd per person or less. Water use is metered or measured in all Under Canvas Camps.
- Power for the camp will provided by Duke Energy Corporation.

Site Plan Narrative:

1. Site Plan Requirements:

- a. Topo lines are shown on the attached exhibits. The property was mapped using aerial photogrammetric technology based on aerial control and boundaries previously surveyed by Associated Land Surveyors. Finished maps have 2' contours.
- b. Proposed land use is Campground. Under Canvas provides an outdoor experience for guest to stay close to nature while experiencing the local area. The camps are ecologically friendly with minimal impacts to the property and do not require a lot of infrastructure to operate.
- c. Location and size of existing and proposed buildings, structures and improvements: There is an existing barn on site and will likely be updated and used for weddings and other similar events. There are no proposed buildings connected with Under Canvas, however there are communal bathrooms, a commercial kitchen, laundry and housekeeping, and lobby tent with dining that are not permanent fixtures on the land. The guest tents are constructed on wood decks and have comfortable beds, wood/or pellet stoves (with spark arrestors), hot water for shower, sink, and water closet.

Improvements to support the camp include wastewater treatment, a water supply, power to the kitchen, water supply well, laundry, and communal bathrooms. Solar Systems provide small electrical needs in guest tents and for trail lighting.

- d. Minimum (maximum) height of all buildings: There really are no buildings, however the guest tents are around 9' tall at the ridge pole, the lobby tent is approximately 18' at the peak, all other units are around 10' high. Sheet C-101 has some photographs of a Suite and a Lobby tent, more photos can be seen at www.undercanvas.com
- e. There are 90 tents proposed on the 130 acres, however they are approximately the size of a typical bedroom with bath. Approximate tent foot prints are as follows: Safari tents 200 sf, Deluxe tents 300 sf, Suite tents 400 sf. The proposed plan has the tents in four tent groupings, leaving a large part of the property untouched while also maintaining privacy between tents. Each tent grouping shows approximate locations of tent areas, exact tent locations are not determined until final engineering design is completed.
- f. The lobby footprint is approximately 3000 sf, accessory/storage tent footprint is approximately 1000 sf. The camp footprint of the entire camp, including roads, trails and parking, is approximately 4.5 acres leaving 96.5% of the property in open space as shown on Sheet C-101.





g. Internal traffic and circulation system, off-street parking areas, service areas, loading areas, and major points of access to public right-of-way: There is existing public access to the property by way of Pleasant Grove Church Road. No parking is proposed along this road. Parking is provided

along proposed camp roads and will be located near some of the tents; however a majority of the tents are accessed on lighted paths and trails. Staff is also available to take guest to their tents in a cart. Approximately 130 parking spaces will be provided for guests and employees. Spaces are 20'x9'.

- h. The location, height and size of proposed signs, lighting, and advertising devices: The only proposed signs are at the entrance to the property and at Under Canvas Loop Rd. The signs have solar lighting so that guests can see them for direction at night. There are no other advertising devices proposed.
- i. Common areas: While the tents provide personal space, guests most often find their way to the fire pits, lobby tent, and dining area in the evenings.





j. Drainage pattern and plan for disposing of runoff in such a manner as to protect adjacent property: General drainage patterns have been reviewed and possible locations for grass buffers/retention areas are shown on Sheet C-111. The final plans will be developed with detailed runoff calculations to size culverts, bridges, retention ponds/areas, and road side ditches.

Landscaping is minimal for Under Canvas Camps. Areas of disturbance will be re-vegetated based on erosion control plans. Re-vegetated areas would be along access drives, parking, trails, and paths to complement overall esthetics of the site.

Dumpster locations are near the storage areas and screened from view. An area of 20' by 30' will be provided for a dumpster.

Lighting for the lobby, common areas, and tents are either low voltage or solar lighting. All lighting meets dark sky standards and provides safety for guests. Lighting will be similar to the photo from Under Canvas Zion.

Bridge designs will be based on ASHTO bridge standards for low volume traffic standards. Two lane bridge widths will be 24 feet and single lane/cart path bridges will be 12 feet. All bridges will be designed for HS-20 loading.



There are approximately 5 bridges proposed on the project. Bridge locations are shown on sheet C-105. Bridges will be design to pass 100 year flood flows and minimize impacts to wetlands, floodplains, and existing stream banks. Plans will be submitted for approval as required by various agencies.

Water Supply and Wastewater:

Water Supply designs and documents for the Public Water Supply (PWS) will be submitted for agency approvals. The PWS is classified as a Transient Non- Community water system. Preliminary analysis of water use is based on the following table.

Ashville Under Canvas, Estimated Water & Wastewater Capacity & Treatment:					
Proposed Uses:	Design GPD:	Unit per	# of Units	GPD	Notes
Tent 90 ea., Occupancy 2.5/Tent	_	Person	225		20gpd/camper
Employees	10	Person	35	350	10gpd/employee
Laundry Facility	550	Machine	2	1100	550gpd/machine
Food Preparation, Café	4	Service	350	1400	4.0gpd/service
Barn Events	4	Service	200	800	4.0gpd/service
Total Wastewater Use				8150	4 Disposal fields, Sheet 120.

Based on this analysis the water source will need to be developed to supply an average demand of 8150 gallons per day (GPD). The proposed source wells should be developed to supply 20 to 30 gallons per minute (gpm). If the test well is not successful, then Under Canvas will consider purchasing water from a licensed hauler.

Water distribution includes water storage cisterns, small diameter distribution lines, repressure pumps, source development, and services to the laundry, lobby tent, bath cabins and deluxe and suite tents. Under Canvas Camps typically do not have large water storage tanks and infrastructure to support fire hydrants and large water demands. Estimated instantaneous flows for the distribution system are 80 gallons per minute. General PWS layout is on sheet C-108.

Fire Supply: Camp fires are only allowed in common areas managed by camp staff. The tents may have wood burning or pellet stoves with code compliant chimney spark arrestors. The spark arrestors shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) having openings not exceeding 1/2 inch. The net free area of the spark arrestor shall not be less than four times the net free area of the outside of the chimney outlet. The ashes are removed by staff in metal containers and disposed of in a steel container.

Firewood and combustible materials shall not be stored in unenclosed spaces beneath tents or on decks under eaves, canopies or other projections or overhangs. When required by the code official, storage of fire wood and combustible material stored in the defensible space shall be located a minimum of 20 feet from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet.

The project is proposing a dry hydrant and staging area at Gore Lake for Fire Water supplies. Under Canvas will prepare a fire protection and evacuation plans for submittal to the Fire Marshall's office.

Wastewater treatment system capacity has been preliminarily designed with three deposal areas located where there may be acceptable soils and to allow for gravity wastewater collection and disposal. The four disposal areas compliment the tent area zones/layout on this site and are shown on Sheet C-120.

Preliminary soils information is indicative that the disposal is viable in Tusquifee Stoney Loam areas. Specific soils mapping will be completed by a licensed soils scientist. Specific treatment designs will be based on percolation rates, soils analysis, ground water, and other considerations for complete treatment to minimize impacts to the natural environment. The following table is a calculation of the peak daily disposal for the four disposal areas.

Design GPD:	Unit per	# of Units	<u>GPD</u>
20	Person	57.5	1150
10	Person	20	200
550	machine	2	1100
4	service	350	1400
			3850
Design GPD:	Unit per	# of Units	GPD
		45	900
			900
Design GPD:	<u>Unit per</u>	# of Units	<u>GPD</u>
20	Person	40	800
			800
			333
Design GPD:	Unit per	# of Units	<u>GPD</u>
20	Person	82.5	1650
4	Service	200	800
15	Service	10	150
	20 10 550 4 Design GPD: 20 Design GPD: 20 Design GPD: 20	Design GPD: Unit per 20 Person 10 Person 550 machine 4 service Design GPD: Unit per 20 Person Design GPD: Unit per 20 Person Design GPD: Unit per 4 Service	20 Person 57.5 10 Person 20 550 machine 2 4 service 350 Design GPD: Unit per # of Units

Notes:

- 1) Percolation and absorption Rates will be based on Soils Maping.
- 2) Septic Tanks are to have an Orenco 8" Bio-tube filer or equal prior to the disposal area.
- 3) Food preparation kitchen shall have a grease trap.
- 4) Wastewater System design is to meet or exceed 15A NCAC 18A.1971 Engineered Opotion Permit.

The table has been completed in consideration of the viability of an onsite wastewater disposal system. Disposal Area 1 includes wastewater coming from tents and the laundry facility. The laundry facility has a different wastewater characteristic than the tents; however it will be treated as black water for disposal purposes.

Wastewater treatment will be designed to meet The Laws and Rules for Sewage Treatment and Disposal Systems, 15A NCAC 18A and submitted to agencies under the Engineered Option Permit process.

Under Canvas, Inc. has come to the conclusion that a viable water supply and wastewater system can be permitted and completed for the project.

CONDITIONAL USE PERMIT SUBMITTAL ATTACHMENTS MAJOR SITE PLAN STANDARDS CHECKLIST

MEADOW TRACT SURVEY

COVER SHEET C-001

SITE PLAN C-101-102

TOPOGRAPHY C-103

LANDOWNERSHIP C-104

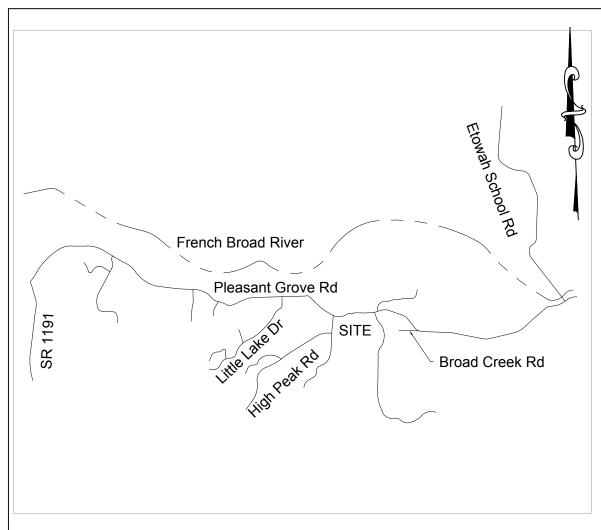
ROAD PLAN C-105

ROAD SECTION C-106

STORM WATER PLAN C-111

PWS LAYOUT C-108

PWTS LAYOUT C-120



VICINITY MAP

SHEET INDEX

COVER SHEET	C-001
SITE PLANS	C-101-102
SLOPE ANALYSIS	C-103
LANDOWNERSHIP	C-104
ROAD PLANS	C-105-110
STORM WATER PLAN	C-111
PWS SYSTEM PLANS	C-112-119
PWTS SYSTEM PLANS	C-120-128
PWS DETAILS	C-501-503
PWTS DETAILS	C-504-506
STORMWATER DETAILS	C-507-508

*GRAYED PLAN SHEETS ARE IN PROGRESS

ASHEVILLE UNDER CANVAS HENDERSONVILLE, NORTH CAROLINA

1 ALL ITEMS LISTED IN THESE NOTES ARE INCIDENTAL TO THE PROJECT AND WILL NOT BE PAID FOR SEPARATELY LINESS NOTED AND/OR A SPECIFIC ITEM IS LISTED IN THE BID TARLIFATION. 2. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF PLANS AND SPECIFICATIONS WHICH HAVE BEEN APPROVED BY THE APPROPRIATE AGENCIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS (SEE LIST BELOW). THE CONTRACTOR MUST HAVE A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES. WHEN REQUIREMENTS IN THE DRAWINGS AND THE APPLICABLE STANDARDS CONFLICT THE MORE STRINGENT REQUIREMENT SHALL APPLY.

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PROJECT AND/OR WORK IN THE PUBLIC

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER/DEVELOPER OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING CONSTRUCTION PROBLEMS THAT ARISE DURING CONSTRUCTION ACTIVITIES DUE TO CHANGED CONDITIONS OR DESIGN ERRORS FNCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF IN THE OPINION OF AN AGENCY INSPECTOR OR THE OWNER'S REPRESENTATIVES, THE MODIFICATIONS TO THE APPROVED PLANS PROPOSED BY THE DEVELOPER INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE APPROPRIATE AGENCIES FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING PROJECT "RECORD DRAWINGS" PER THE APPLICABLE STANDARDS (SEE LIST BELOW). THE CONTRACTOR SHALL ALSO PROVIDE ONE (1) COPY EACH TO THE OWNER, ENGINEER, AND ANY OTHER APPROPRIATE AGENCIES PRIOR TO FINAL ACCEPTANCE OF THE WORK.

8. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

9. SURVEY INFORMATION IS PROVIDED BY ASSOCIATED LAND SURVEYORS AND PLANNERS PC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION/LOCATIONS IDENTIFIED ON THESE PLANS PRIOR TO CONSTRUCTION

INCIDENTAL DAMAGE

10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PUBLIC OR PRIVATE IMPROVEMENTS, IN KIND, THAT WERE REMOVED OR DAMAGED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: RESIDENTIAL SERVICES, SIGNS, WATER LINES, SEWER LINES, STORM DRAINS, ETC.

11. THE CONTRACTOR SHALL REPAIR OR REPLACE EXISTING LANDSCAPING, IN KIND, THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL GUARANTEE SAID LANDSCAPING FOR ONE YEAR (1) AFTER THE FINAL ACCEPTANCE OF THE CONSTRUCTION.

- 12. THE CONTRACTOR SHALL RESET ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION WITHIN 60 DAYS OF PROJECT COMPLETION.
- 13. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

14. THE CONTRACTOR SHALL FIX ANY DAMAGE OR EXCESSIVE PAVEMENT FAILURES OUTSIDE OF THE PROJECT LIMITS CAUSED BY PROJECT CONSTRUCTION AND SHALL PROPERLY BARRICADE THE AFFECTED AREA UNTIL NECESSARY REPAIRS ARE COMPLETE. FAILURE BY THE CONTRACTOR TO CORRECT ANY OF THE ABOVE CONDITIONS WITHIN PUBLIC RIGHTS-OF-WAY WITHIN 48 HOURS OF WRITTEN NOTICE BY THE INSPECTING AGENCY SHALL CAUSE THE INSPECTING AGENCY TO ISSUE A STOP WORK ORDER. AT THIS TIME, THE AGENCY MAY PERFORM THE CORRECTIVE WORK AND MAKE A CLAIM AGAINST THE ESCROW BOND FOR ANY COST INCURRED BY THE AGENCY.

INSPECTIONS AND MATERIAL TESTING:

- 15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROVING AGENCIES, AGENCY INSPECTORS, AND OWNER'S REPRESENTATIVES REGARDING MATERIAL TESTING AND INSPECTION PROCEDURES. ANDY REQUIRED RE-TESTING, RE-WORK, OR DELAYS RESULTING FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THE APPROPRIATE PROCEDURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- 16. THE DUTY OF THE AGENCY REPRESENTATIVES, OWNER, OR OWNER'S REPRESENTATIVES TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

ROADWAY RECONSTRUCTION

- 17. CONTRACTOR SHALL ADJUST RIMS OF ALL CLEANOUTS, MANHOLES, VALVE COVERS, AND SURVEY MONUMENTS TO FINISH GRADE PRIOR TO FINAL MATERIAL PLACEMENT.
- 18. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVED FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

GRADING AND DRAINAGE

- 19. A WATER TRUCK, IF CALLED FOR BY AN AGENCY INSPECTOR OR OWNER'S REPRESENTATIVE, WILL BE PROVIDED TO KEEP WIND EROSION IN CHECK.
- 20. ANY SETTLEMENT OR SOIL ACCUMULATION BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.

- 21. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY PROVIDERS AND APPROVING AGENCIES FOR ANY PLANNED INTERRUPTION OF UTILITY SERVICES SUCH AS ELECTRICAL, TELEPHONE, WATER, SEWER, GAS, ETC.
- 22. THE CONTRACTOR SHALL PROVIDE TRENCH BACKFILL MATERIAL AND COMPACTION OF BACKFILL STANDARDS. IF IN THE OPINION OF THE AGENCY OR OWNER'S REPRESENTATIVE THE EXCAVATED MATERIAL IS NOT SATISFACTORY FOR USE AS BACKFILL. THE CONTRACTOR SHALL PROVIDE 1" AGGREGATE BASE COURSE (ABC) MATERIAL FOR TRENCH BACKFILL. THE CONTRACTOR SHALL PROVIDE A UNIT PRICE FOR CUBIC YARDS OF 1" ABC WITH THEIR BID.
- 23. CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCIES FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, FIBER OPTIC, CABLE TV, AND ANY OTHER PUBLIC OR PRIVATE UTILITIES AT LEAST TWO (2) FULL BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 24. EXISTING UTILITY LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE AND ALL EXISTING MAY NOT BE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CROSSINGS AND DEPTHS PRIOR TO CONSTRUCTION.

APPROVING AGENCIES: HENDERSON COUNTY HEALTH DEPARTMENT, NORTH CAROLINA DDW, and NORTH

CAROLINA DEQ

APPLICABLE STANDARDS: 2012 INTERNATIONAL BUILDING CODE, NORTH CAROLINA UNIFORM STANDARDS SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION

HENDERSON COUNTY BUILDING DEPARTMENT, DDW, LOCAL BOARD OF HEALTH

SHEET

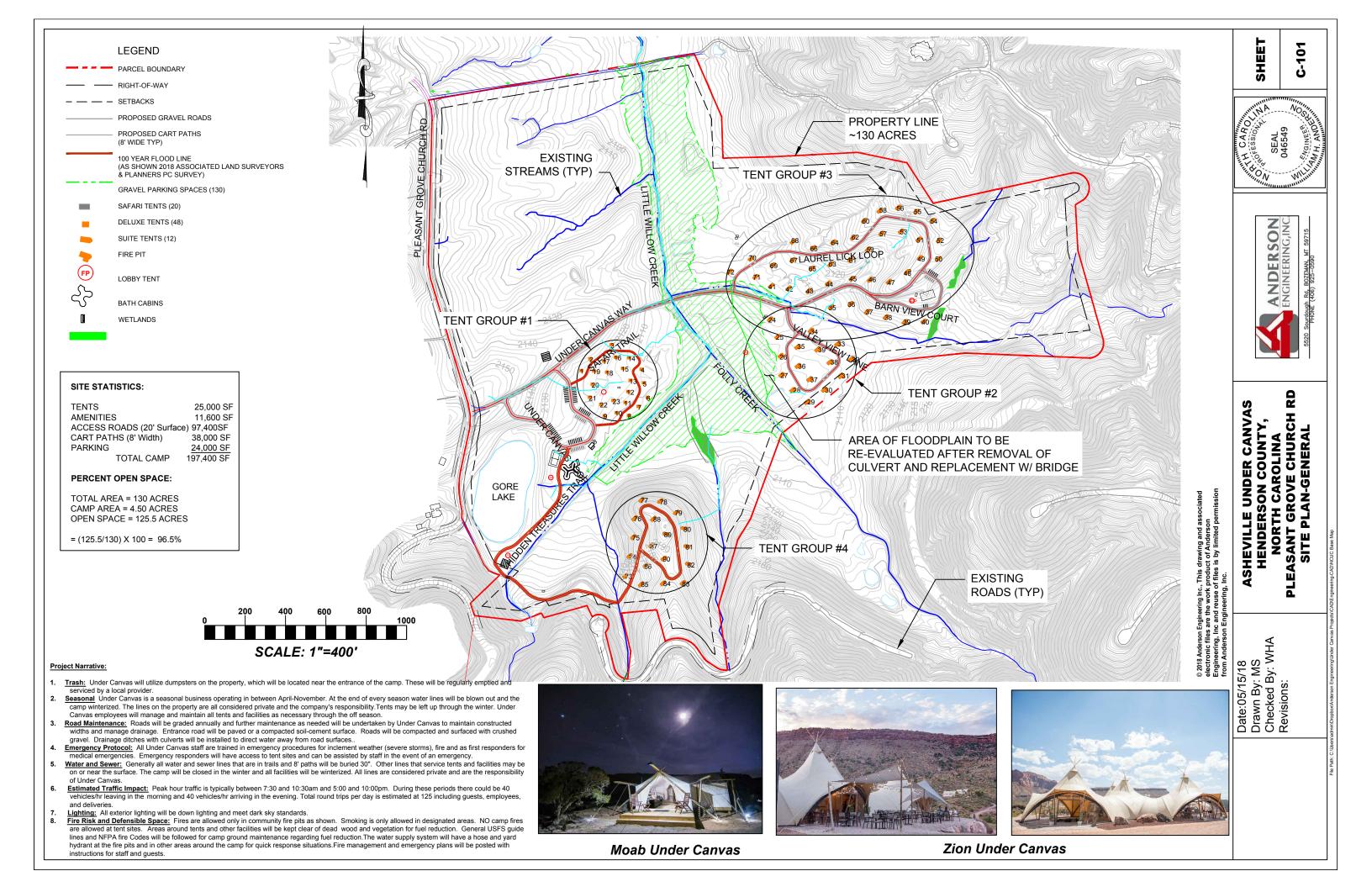


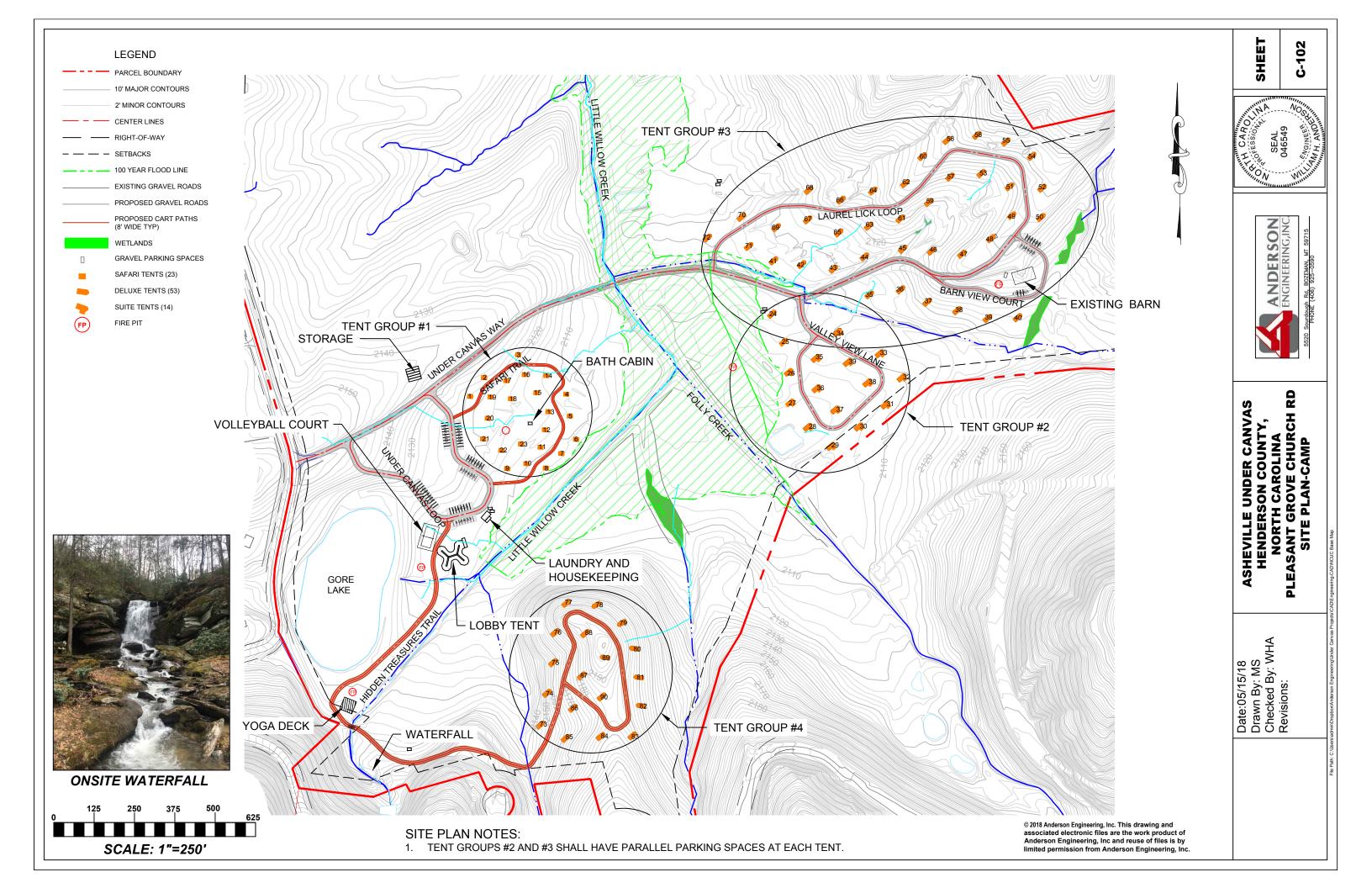


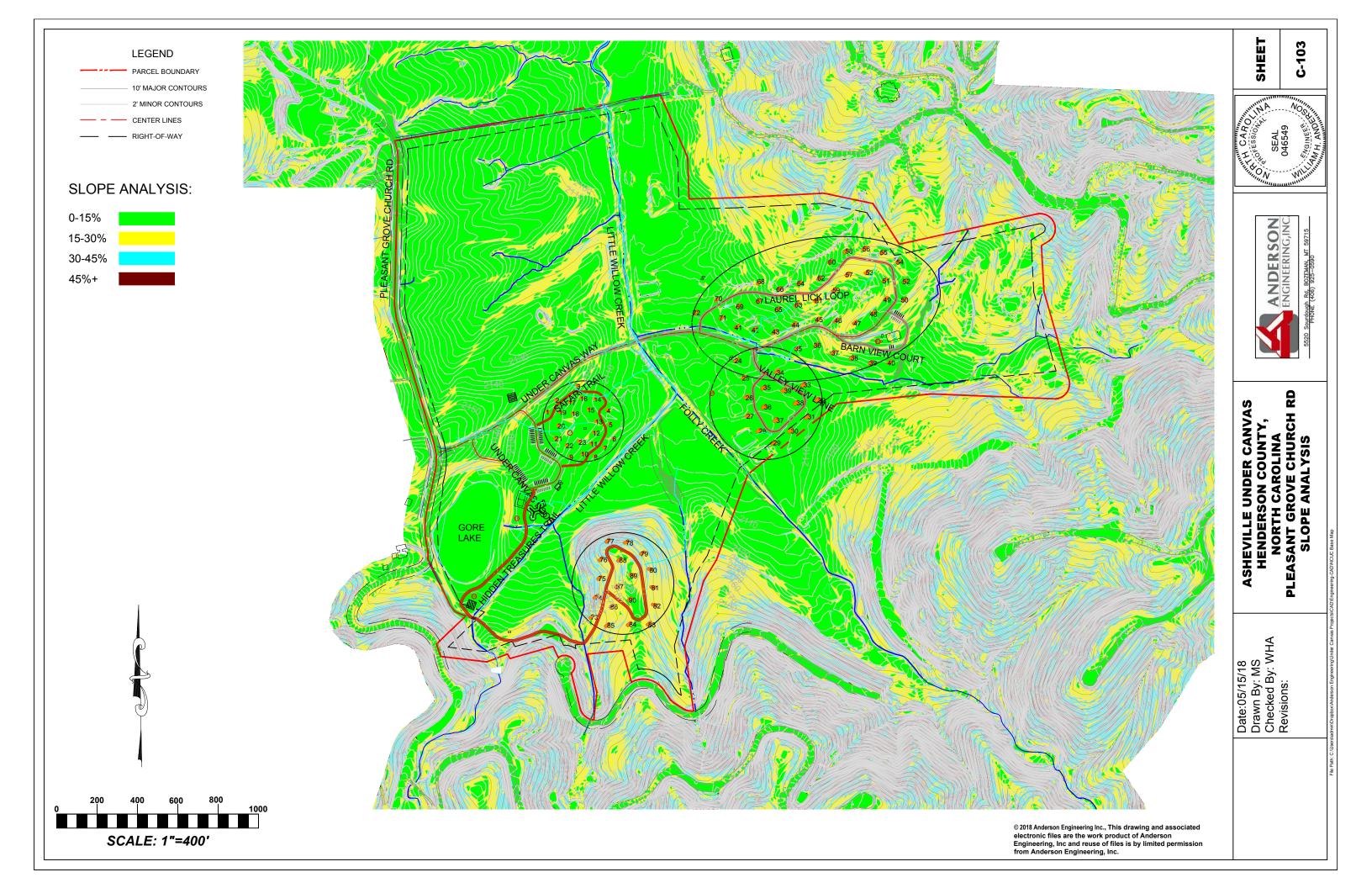
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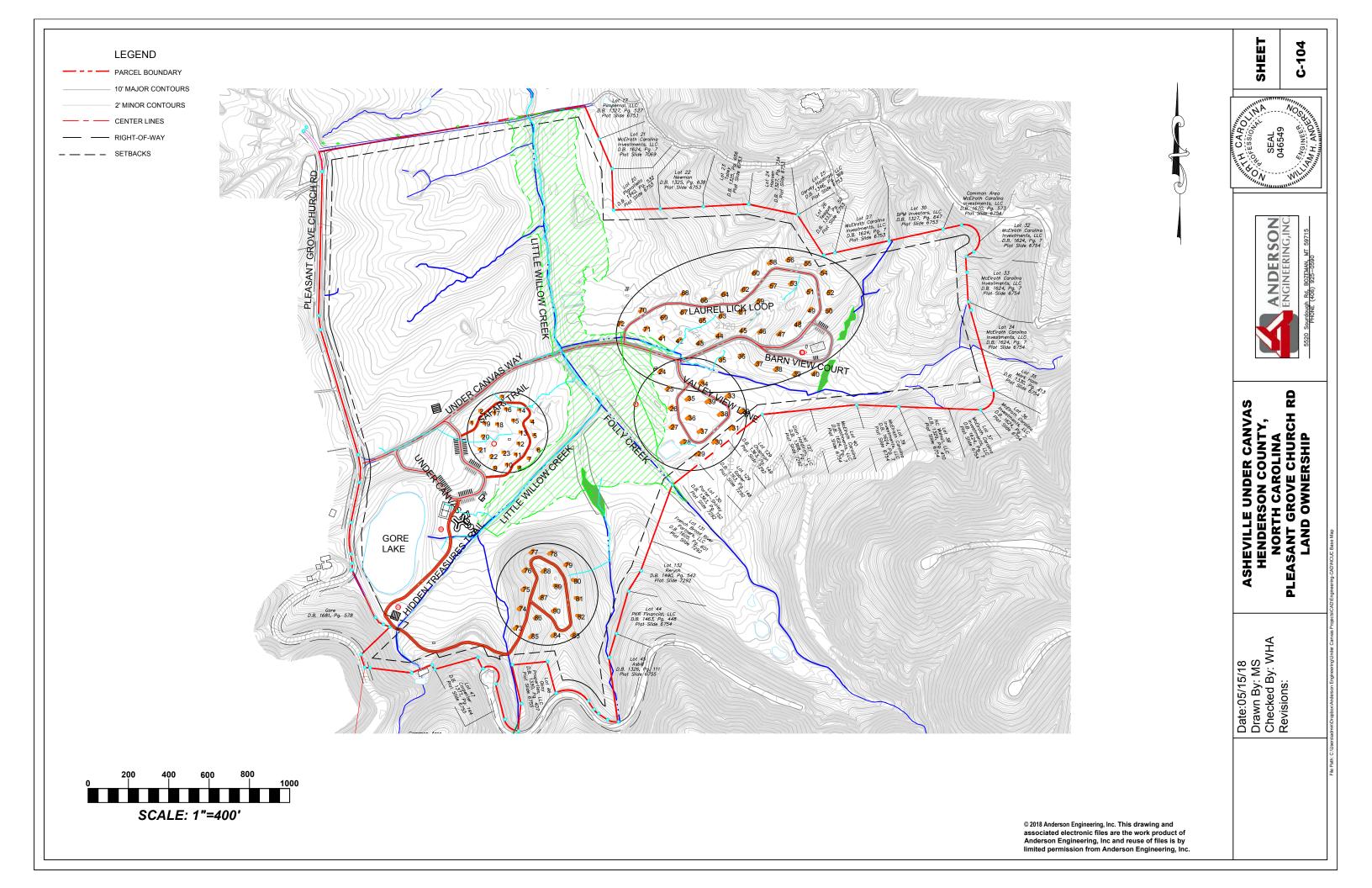
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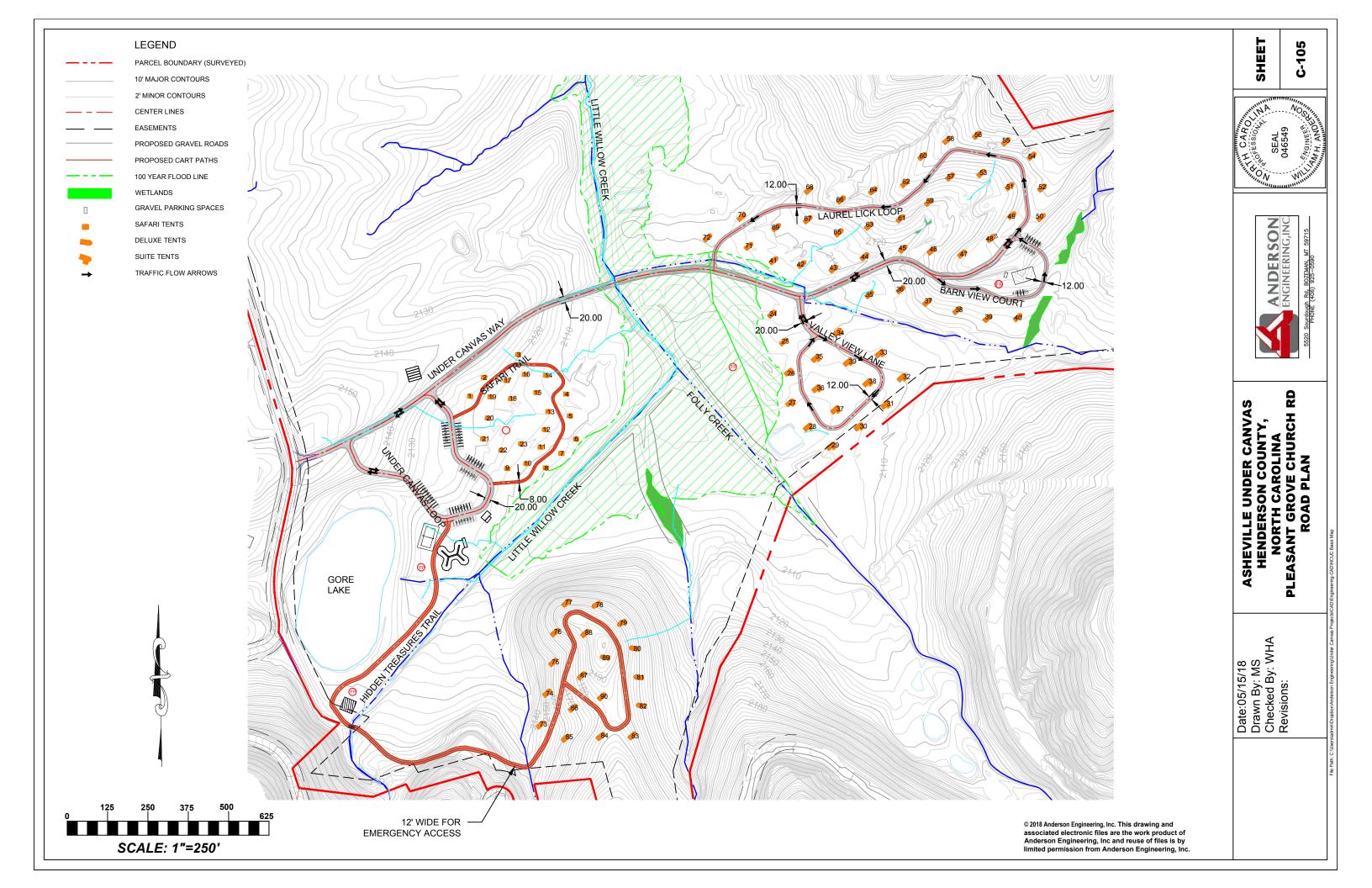
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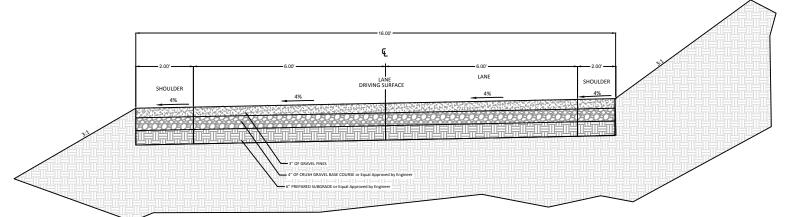
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Drawn By: MS
Checked By: WHA
Revisions:

CART PATH SECTION <u>N.T.S.</u>

TWO WAY GRAVEL ROAD SECTION N.T.S.

SHOULDER

SHOULDER



$\frac{\text{ONE WAY GRAVEL ROAD SECTION}}{\text{N.T.S.}}$

